

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address ERIC P. ISRAEL (State Bar No. 132426) eisrael@dgdk.com ZEV SHECHTMAN (State Bar No. 266280) zs@dgdk.com DANNING, GILL, DIAMOND & KOLLITZ, LLP 1900 Avenue of the Stars, 11th Floor Los Angeles, California 90067-4402 Telephone: (310) 277-0077 Facsimile: (310) 277-5735 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Brad D. Krasnoff, Chapter 7 Trustee	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION	
In re: Anne Lan Peterson, Debtor(s).	CASE NO.: 2:11-bk-60846-ER CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 12/05/2018	Time: 11:00 am
Location: 255 East Temple Street, Los Angeles, CA 90012 Courtroom 1568	

Type of Sale: ☒ Public ☐ Private

Last date to file objections: 11/21/2018

Description of property to be sold:

The estate's right, title, and interest in title to real property commonly known as 359
W. Langston Street, Upland, California 91786

Terms and conditions of sale:

Any and all contingencies agreed to under the PSA have been waived, or will be waived before the hearing, and thus the sale will be not contingent upon any events or conditions other than this Court's approval. The sale shall be "as is" and "where is" with no warranty or recourse whatsoever. The Buyer has conducted all due diligence on the Property that Buyer believes is necessary for the sale.

Proposed sale price: \$ 580,000.00

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any):

Minimum Overbid \$590,000. Minimum overbid increments of \$1,000. Initial overbid deposit \$17,700. Any party wishing to overbid must deliver a cashier's check of \$17,700 payable to "Brad D. Krasnoff, Trustee" and a written overbid form. No party will be allowed to overbid absent these items. Trustee to determine whether a party is qualified to overbid.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

December 5, 2018
11:00 a.m.
Courtroom 1568
255 East Temple Street
Los Angeles, CA 90012

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

William Friedman, Broker
2444 Wilshire Boulevard
Santa Monica, CA 90403
(310) 829-3939 x367
email: billfried@earthlink.net

Date: 11/19/2018

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is 1900 Avenue of the Stars, 11th Floor, Los Angeles, CA 90067-4402.

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (**a**) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (**b**) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On November 19, 2018, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page.

2. SERVED BY UNITED STATES MAIL: On November 19, 2018, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Debtor in Pro Se	Anne Lan Peterson
Anne Lan Peterson	2683 Pocatello Ave.
3633 E Inland Empire Blvd., Ste. 777	Rowland Heights, CA 91748
Ontario, CA 91764	

☐ Service information continued on attached page.

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on November 19, 2018, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Personal Delivery (ALSSI) to be delivered by November 20, 2018

The Honorable Ernest Robles
U.S. Bankruptcy Court
255 E. Temple Street, Bin outside of Suite 1560
Los Angeles, CA 90012

☐ Service information continued on attached page.

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

November 19, 2018

Date

Patricia Morris

Printed Name

/s/ Patricia Morris

Signature

ADDITIONAL SERVICE INFORMATION (if needed):

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

- J Scott Bovitz bovitz@bovitz-spitzer.com
- Yoon O Ham hamyesq@gmail.com
- Eric P Israel eisrael@dgdk.com, danninggill@gmail.com; eisrael@ecf.inforuptcy.com
- Brad D Krasnoff (TR) BDKTrustee@dgdk.com,
bkrasnoff@ecf.epiqsystems.com; DanningGill@gmail.com
- David Brian Lally davidlallylaw@gmail.com
- Kelly L Morrison kelly.l.morrison@usdoj.gov
- Frank X Ruggier frank@ruggierlaw.com, enotice@pricelawgroup.com
- Zev Shechtman zshechtman@dgdk.com,
danninggill@gmail.com; zshechtman@ecf.inforuptcy.com
- Ramesh Singh claims@recoverycorp.com
- United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov
- Hatty K Yip hatty.yip@usdoj.gov